

# Carlyle Park

Park and Recreation Commission

February 18, 2021





5% Slope

***‘Sloped Park’***





***'Terraced Park'***







Approved DSUP Park Access





- More points of access
- Add park pavilion (public amenity)

Proposed Park Access





- Dedicated Public Use Easement is narrower than proposed plan.
- Transition Zone cannot be completed as drawn until completion of Phase 4.

Approved 2012 DSUP





- Dedicated Public Use Easement is wider.
- Functional Transition Zone can be constructed in Phase 2

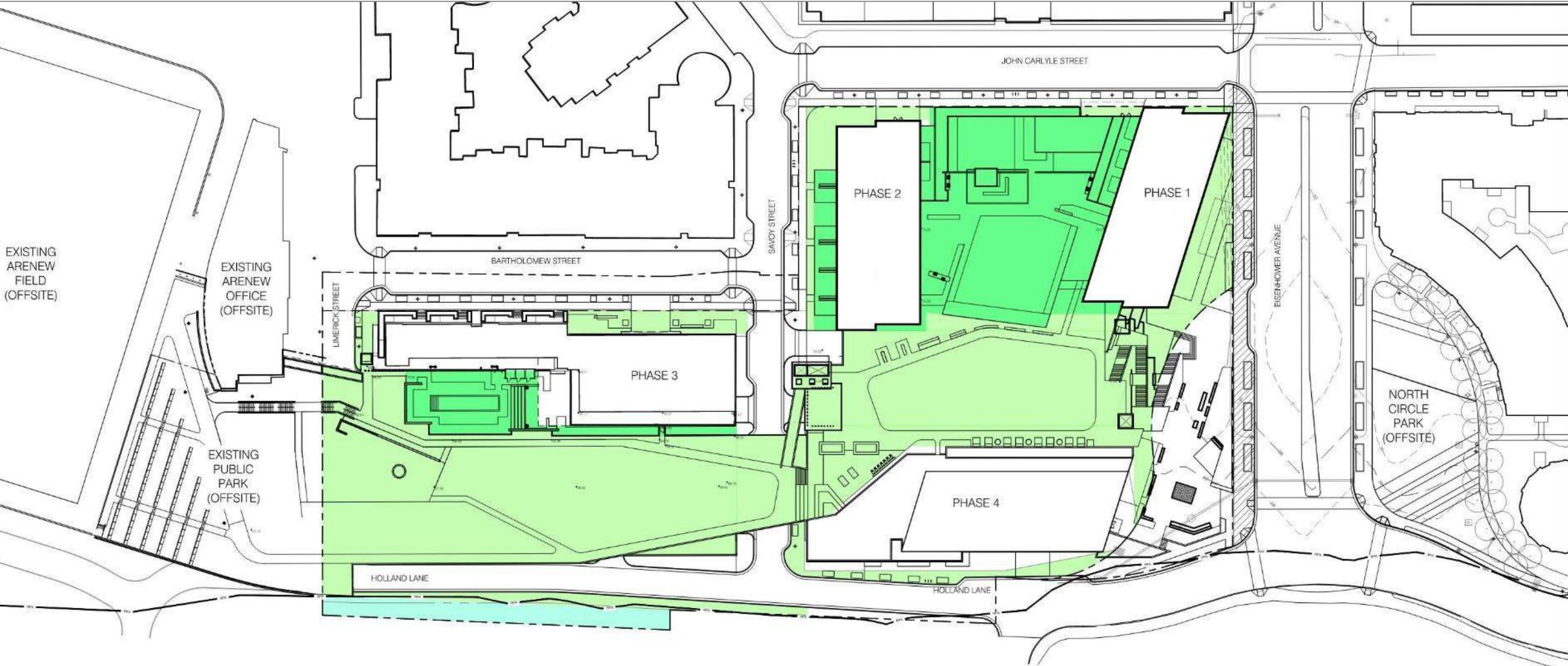
Proposed Plan



|  | APPROVED DSUP | PROPOSED PLAN |
|--|---------------|---------------|
| PRIVATE OPEN SPACE WITH A PUBLIC ACCESS EASEMENT | 102,710 SF    | 108,354 SF    |
| PRIVATE OPEN SPACE                               | 4,700 SF      | 41,120 SF     |
| PUBLIC OPEN SPACE WITHIN RPA                     | 4,952 SF      | 4,952 SF      |

- Approximately 4,000 s.f. of additional private Open Space with a Public Access Easement
- Approximately 35,000 s.f. of additional Private Open Space
- Approximately 15% increase in the open space total

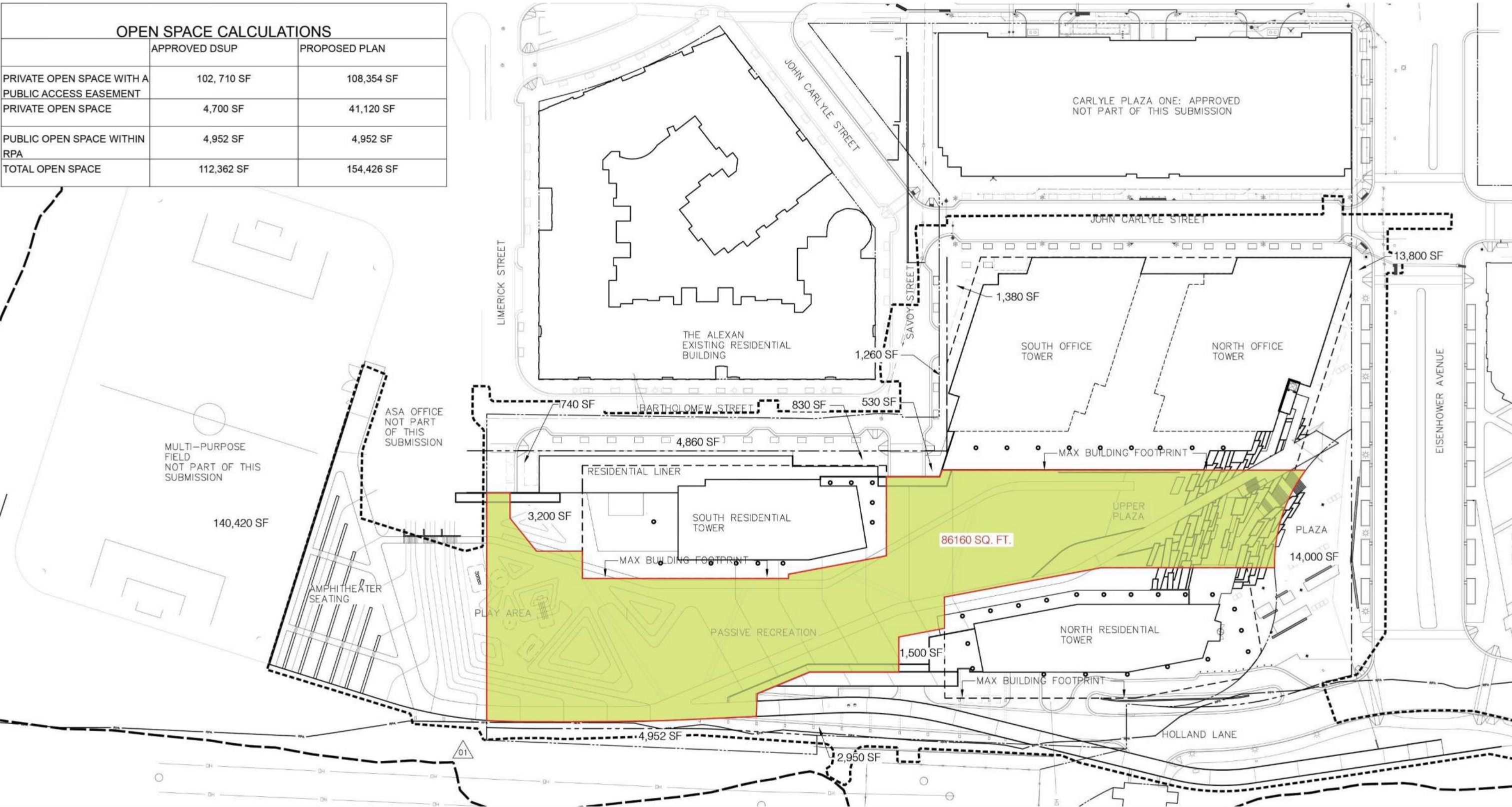
|  |            |            |
|--|------------|------------|
| SITE AREA  | 271,219 SF | 271,219 SF |
| ONSITE OPEN SPACE<br><small>(PRIVATE OPEN SPACE WITH A PUBLIC ACCESS EASEMENT;<br/>PRIVATE OPEN SPACE; PUBLIC OPEN SPACE WITHIN RPA)</small> | 112,362 SF | 154,426 SF |
| PERCENTAGE   | 41%        | 57%        |





OPEN SPACE CALCULATIONS

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| PUBLIC OPEN SPACE WITHIN RPA                     | 4,952 SF      | 4,952 SF      |
| TOTAL OPEN SPACE                                 | 112,362 SF    | 154,426 SF    |

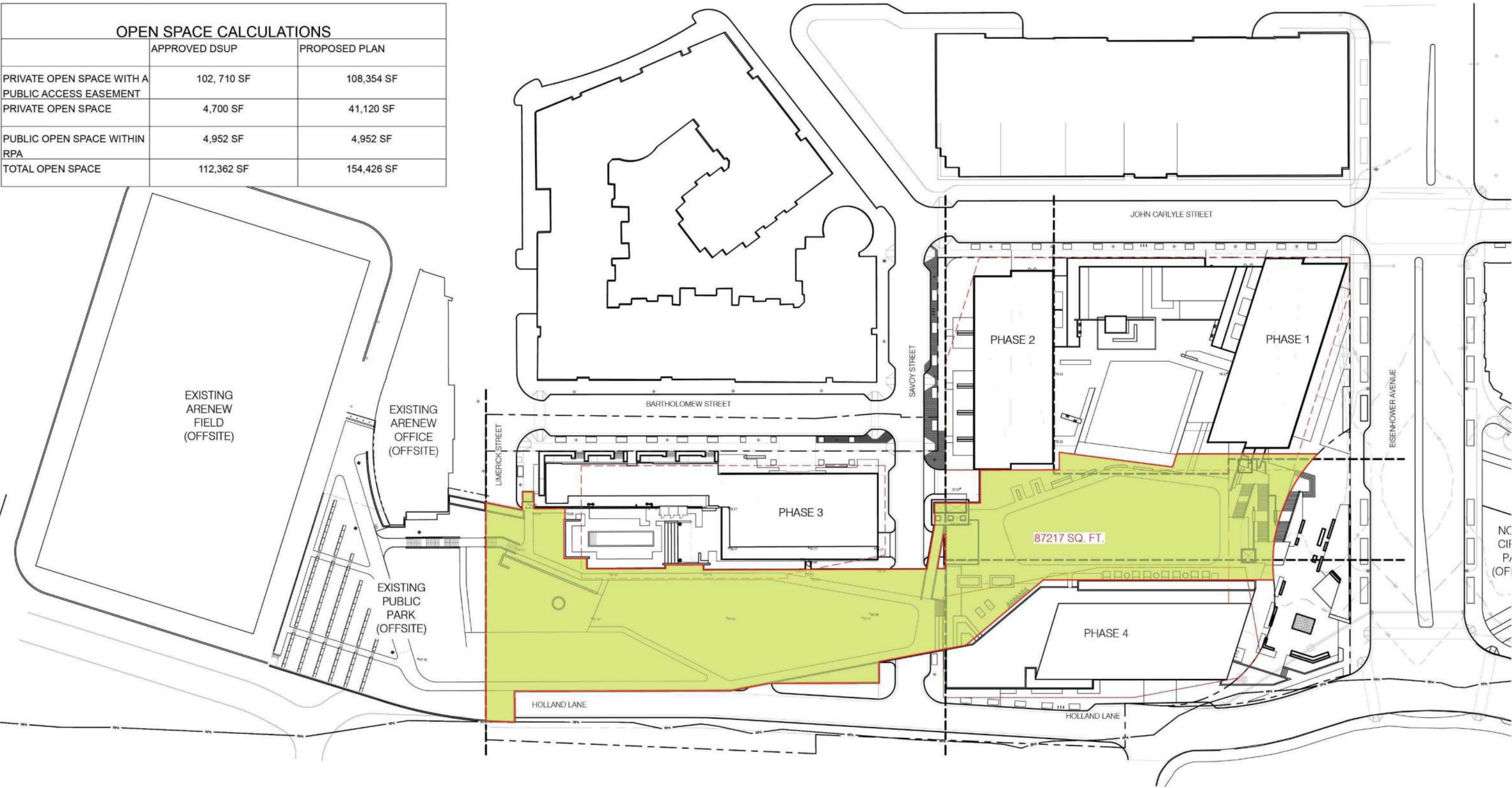


Dedicated Park Area Located on Deck and Transition Zone – Approved 2012 DSUP



OPEN SPACE CALCULATIONS

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Dedicated Park Area Located on Deck and Transition Zone – Proposed 2021 Plan





Sports Field

Amphitheater

Playground

Mid-Level Park

Private Amenity

Upper-Level Park

Transition

South Circle Park

North Circle Park

JOHN CARLYLE STREET

BARTHOLOMEW STREET

SAVOY STREET

LIMERICK STREET

EISENHOWER AVENUE

HOLLAND LANE







Illustrative Site Plan





Private Amenity Terrace

Phase 2 Building

Phase 1 Building

Bike Share Station

EISENHOWER AVENUE

Cafe Seating  
Cafe Seating  
Cafe Seating

Perch

Perch

Perch

Multi-Use Lawn

Co-Work

Pavilion

Ping Pong

Mixed Seating – Porch Swings

Phase 4 Building

Private Amenity Terrace

Water Feature

Plaza

SAVOY STREET

Ramp

Phase 3 Building





Multi-Use Lawn





Amphitheater Seating



Coworking Stations





Lounge Swing

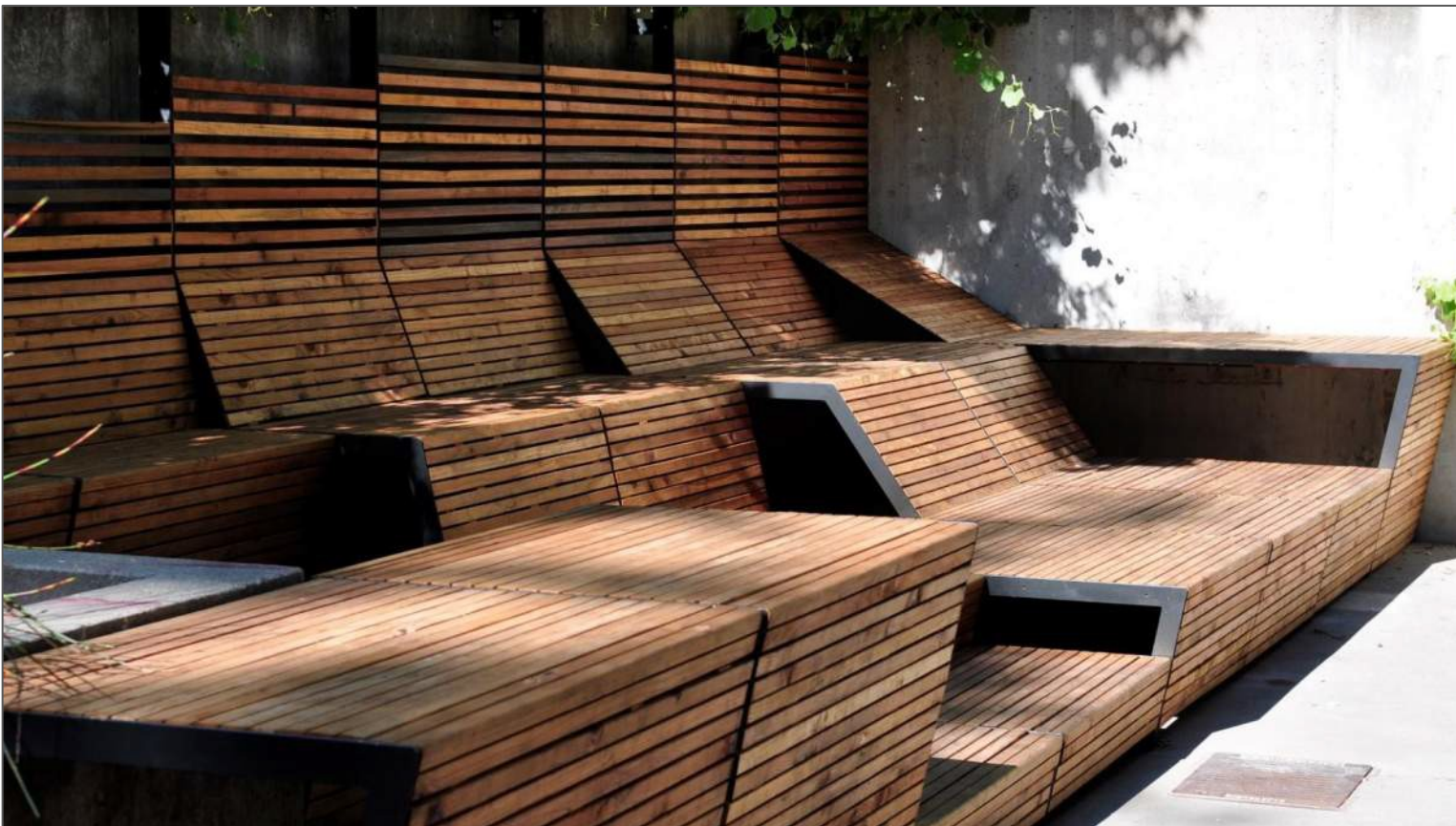


Ping Pong

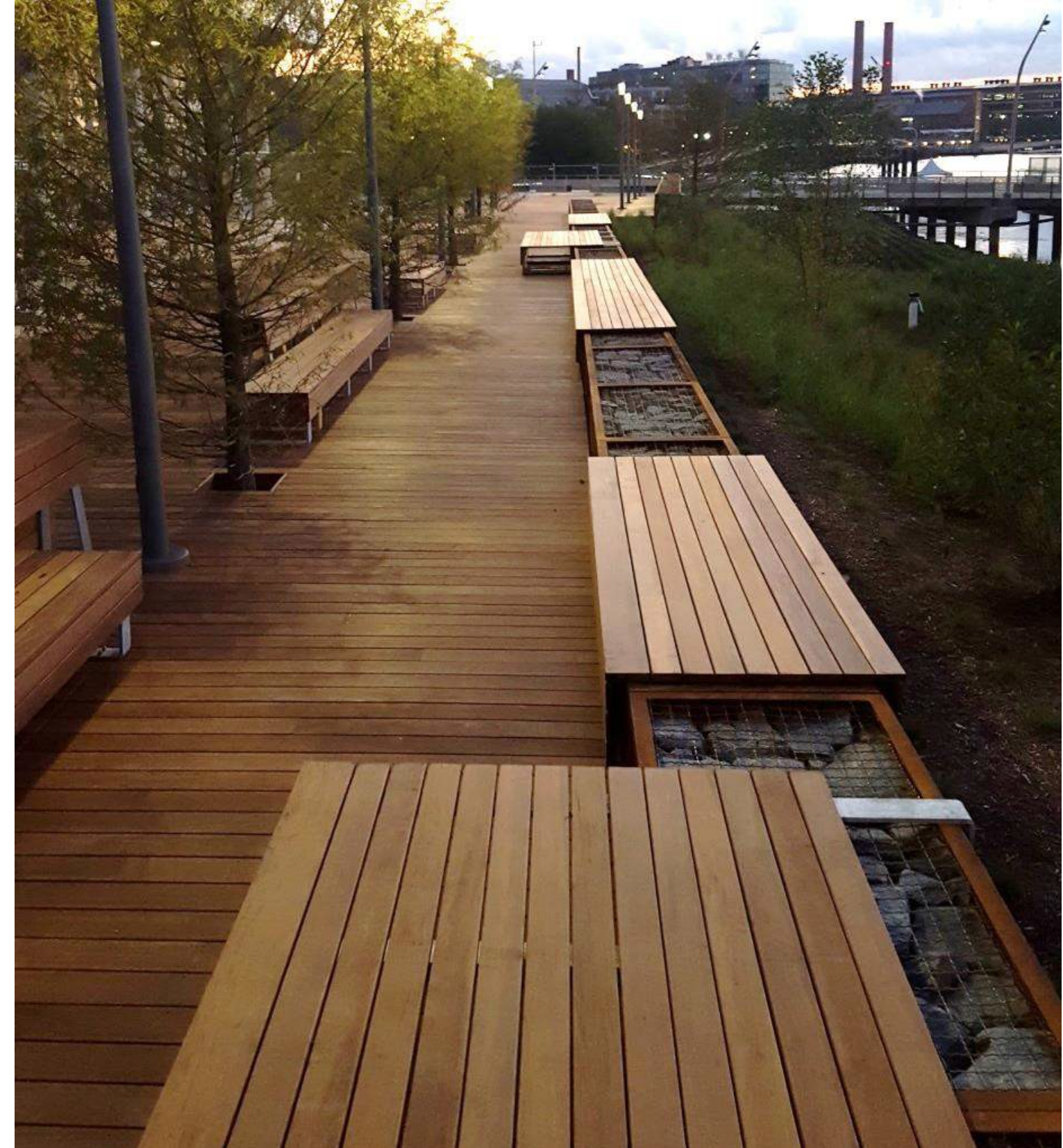




Interactive Water



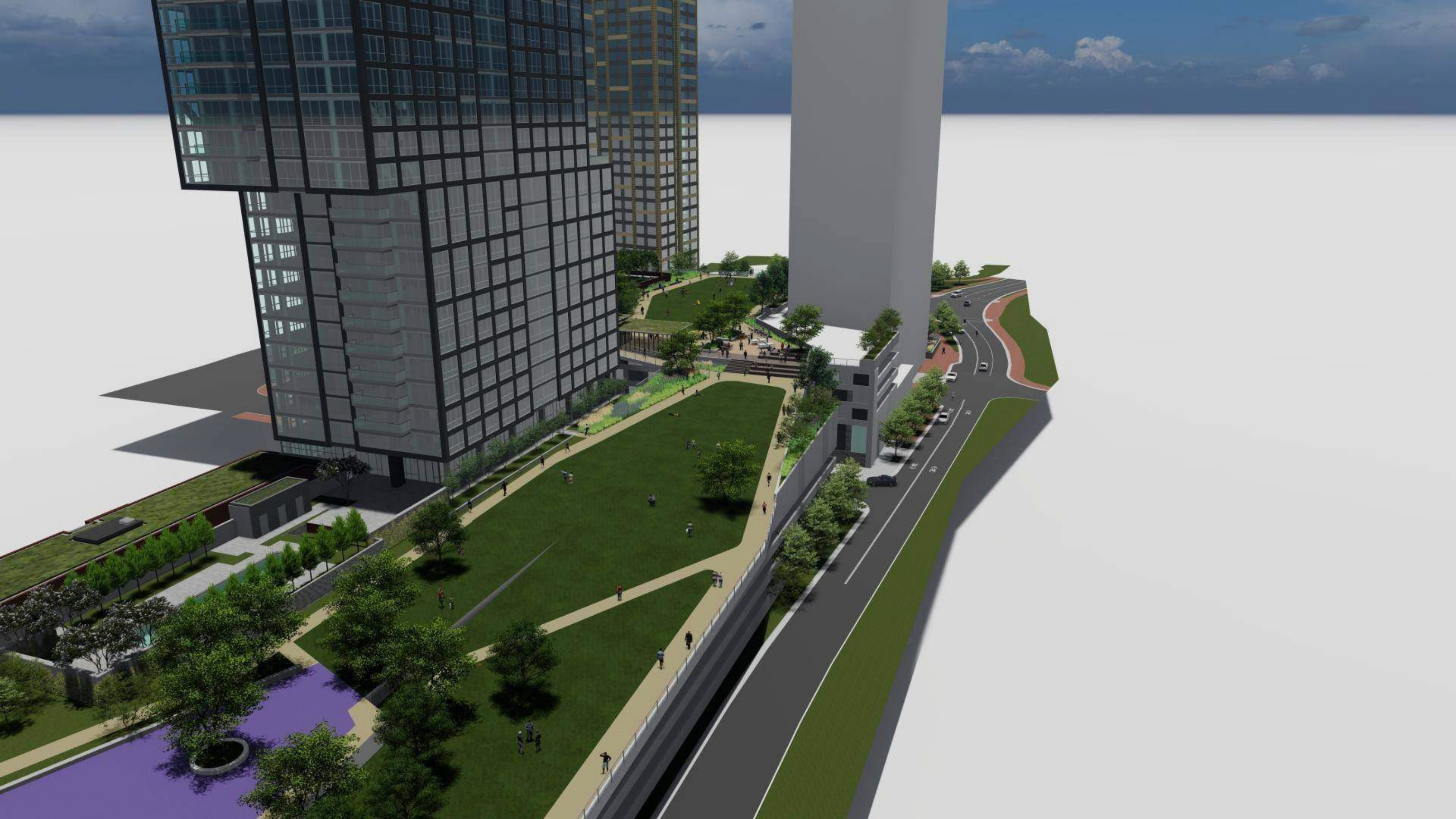
Folded Seating



Plaza Seating

Eisenhower Plaza

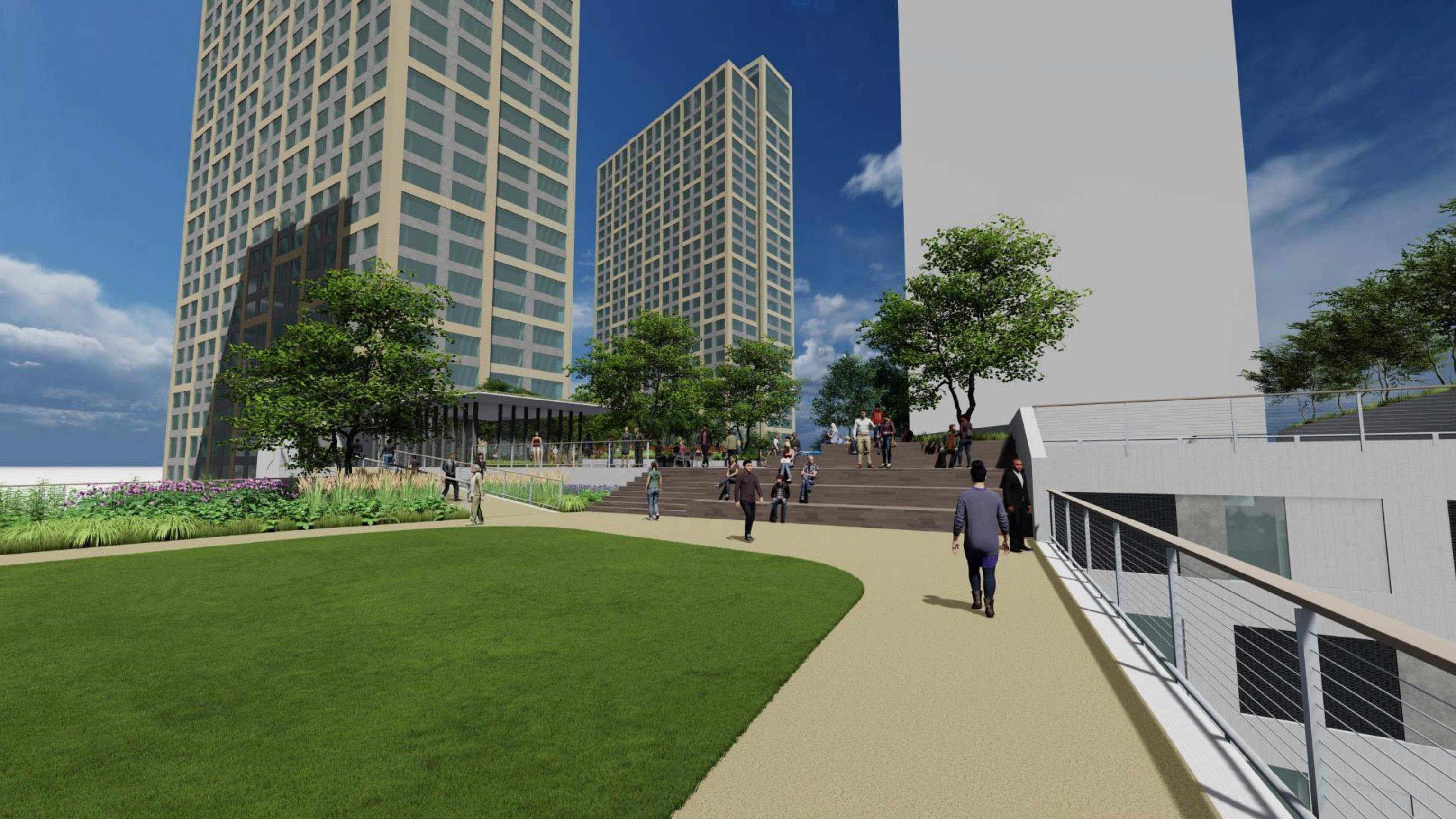




























































Biofiltration









Thank you